

**Lincoln Park Neighborhood Plan Advisory Group**  
**Summary Meeting minutes**  
**October 29, 2002**

Members present: Wilma Bell, Ruth Brown, Rev. Rodney Davis, Merion Green, Berneice Howard, Anita Neal Powell, Tolulope Odunlami, Hazel Offutt, Anita Summerour, Geraldine Evans Wilson, Reginald Yirenkyi

Staff: Chris Bartlett, Mayra Bayonet, Randy Clay, Jim Wasilak

**Opening Remarks/Administrative Items**

Tolulope Odunlami opened the meeting, and reviewed the agenda. Jim Wasilak announced that the Planning Commission requested an update on the East Rockville and Lincoln Park neighborhood plans, to be accomplished at their next meeting on October 30. Anyone who is interested in attending should do so. The meeting will be carried live on the City's channel at 7 p.m. Jim reported that the East Rockville Neighborhood Plan Advisory Group is at a point where they are compiling their concepts and ideas into a framework for the Plan, and that Group felt it would be helpful to meet with the Lincoln Park Advisory Group to discuss common issues. The Group agreed to invite the East Rockville group to the next Lincoln Park meeting on November 14. The Group agreed that it would be helpful to hear what East Rockville has come up with, and then have an open discussion. Jim announced that Maude Smith Kilgo had called, and she is not able to continue participating in the process.

Merion Green stated that the improvements at the Maryvale Shopping Center do not seem to be effective in reducing loitering, and there even seems to be more people loitering than before. Wilma Bell replied that this issue should probably be discussed with Chief Treschuk at the Civic Association meeting, and she would suggest to Fran Hawkins that this be placed on the agenda. Jim noted that the improvements, which are being undertaken by the City and the property owner, have not been completed yet.

**Discussion of Neighborhood Land Use Issues**

Jim noted that the Group decided previously to discuss institutional uses in the community, and limits should be placed on them so that the community is not negatively impacted. Wilma stated that there are several types of institutional uses in the neighborhood, including several churches and the School Board property, and that the amount of these uses should be proportional to the small size of the neighborhood. The basic question should be how can the residents and the institutional uses coexist. Jim pointed out the institutional uses on the neighborhood map, and asked about the impacts of these uses on the neighborhood. Wilma responded that the amount of land devoted to institutional uses can overwhelm the neighborhood to the point where the neighborhood ceases to exist. She further stated that the redevelopment of Lincoln Terrace will allow those residents to become a stabilizing force in the neighborhood. The impact of Lincoln Terrace as it exists now is similar to an institutional use. Tolu stated that the recommendation is to not encourage institutional uses, as the neighborhood seems overly burdened with them when compared with other neighborhoods. Jim stated that staff had done a basic evaluation of

institutional uses located within City neighborhoods, and would provide a copy of the results. Other impacts caused by institutional uses include the impact on residential character, especially when the institutional uses expand and displace affordable and historic housing units, traffic and parking impacts, and property values. If each church expanded as Mt. Calvary will, Lincoln Park would cease to exist. Wilma pointed out that the border between Town Center and Lincoln Park has never been made clear, and Jim responded that this can be determined as part of the neighborhood plan process. Jim pointed out that the School Board would probably relocate from its property if there was another location to move to. The problem is finding a site in an industrial area, with little industrial land left in the County. The Plan can also recommend whether the City should be proactive in having the School Board relocate. Anita suggested that the nonresidential uses are surrounding the community.

### MCPS Property

Tolu questioned whether mixed-use would be probable on the property, and Wilma responded that it might be appropriate close to the mixed-use areas on Stonestreet, with residential closer to the neighborhood. Anita asked what the 1984 Plan had recommended, and Jim answered that there had been two options, single-family detached residential and a mix of single family detached and attached residential. The Group agreed that residential redevelopment is desired, with the potential for townhouses on the west side of North Stonestreet against the tracks and single family on the east side of North Stonestreet Avenue.

Wilma suggested that there should be additional passive park space in the development. The Group engaged in a discussion about the necessity for park space versus additional residential dwellings. Merion felt that the existing parkland was sufficient, and that new parkland was not necessary. Wilma and Tolu felt that parkland should be included, if it could be a small passive park. Merion felt that park space could attract undesirable elements such as homeless persons. Randy Clay stated that much depends on how the park space is designed, as to whether they will be successful. Wilma stated that parks are desirable for new residents who may not have the large lots that residents currently enjoy, and that the Plan should not be overly cautious about creating new parks just because of the possibility of undesirable elements. Randy suggested to the Group that staff can bring back some language that would address these concerns.

The Group agreed that the residential could be a mix of unit types, including detached, attached and duplex units, but would not include multifamily. Wilma added that the school building should maintain its historic designation, but that other associated facilities such as the gym should not be maintained as historic. The Group discussed properties further south of the School Board property along North Stonestreet, and what use should be appropriate. Jim stated that the East Rockville Group was recommending mixed-use redevelopment rather than continuing the industrial uses along there.

Jim questioned whether there was a need for elderly housing in the area, but Wilma questioned whether this would be another institutional use, even though there is a need for that type of housing. Anita suggested that perhaps a portion of the redeveloped area could be elderly

housing, but not a complex. Wilma stated that some of the units could be accessible for elderly or handicapped residents.

#### Lenmore Apartments

Wilma stated that the apartments should be redeveloped into a mix of residential dwellings, so that it attracts mixed-income residents. This would include single family homes, townhomes and duplexes, but not apartments. Jim asked whether rehabilitation of the existing units would be appropriate, and Wilma responded that this has already been accomplished.

#### Industrial Uses on North Horners Lane

Wilma stated that buffering of these uses needs to be provided along North Horners Lane, and the commercial traffic should be controlled, with a potential access from Mason Drive. Jim pointed out that the East Rockville Group is recommending the closure of Southlawn Lane to address commercial cut-through traffic on North Horners Lane. Wilma responded that this is a major issue, and could severely impact residents' access. This a sensitive issue due to the loss of access in the past at Frederick Avenue and South Horners Lane. This should be worked out with East Rockville. Jim pointed out that the City's transportation staff will have some recommendations regarding this issue as well. Jim pointed out that there may be some intersection reconfigurations that can limit commercial traffic also. Merion stated that there should be a traffic signal at North Horners Lane and Lincoln Avenue due to the excessive traffic and it is dangerous for pedestrians. Anita stated that there is an enforcement issue with the prohibition commercial traffic on North Horners Lane. Anita questioned the road classification for Twinbrook Parkway, and Jim stated that it is Primary Residential north of Veirs Mill Road. Anita Neal Powell questioned how a traffic signal gets installed and Jim stated that there is usually a warrant study for a traffic signal that is required. Jim noted that traffic control is a major issue to be addressed by the Plan.

Hazel Offutt asked about the Dover Road area, and what is happening in that area. Jim responded that some of the properties are not in the City, but that there may be an opportunity to annex some of those properties between Southlawn Lane and Dover Road. Anita asked Jim to find out what is being built at the corner of Dover Road and Gude Drive. Wilma stated that the Plan should ensure that industrial does not encroach further into the neighborhood, and that the WINX property should be compatible with the Plan.

#### Johnson Drive

Johnson Drive is the only unpaved street in the City, although it is not a public street. Reggie Yirenkyi questioned whether there should be permit parking because there is frequently overflow parking from Isreal Park. Reggie and Tolu agreed that the street should be paved, with lighting, curb and gutter, driveway aprons and sidewalks. There should not be new parking at the park. Anita Neal Powell pointed out that a report was done approximately 4 years ago dealing with Johnson Drive. Wilma added that there was a letter sent to the City Manager recently, signed by the residents of Johnson Drive.

### **Next Steps**

The Group agreed that the next meeting would be held on November 14 at 7:00 p.m. in the Lincoln Park Community Center, to discuss issues with East Rockville.